

## Community Planning & Economic Development

Crown Roller Mill, 105 Fifth Ave. S.  
Suite 200  
Minneapolis, MN 55401



# REQUEST FOR PROPOSALS

**PROJECT:** Development of Rental or Ownership Housing Units

**SITES:** **1704 33<sup>rd</sup> Avenue North**  
Minneapolis, MN 55411

**2648 Emerson Avenue North**  
Minneapolis, MN 55411

**628 Franklin Avenue East**  
Minneapolis, MN 55404

**SUBMIT TO:** 105 5<sup>th</sup> Avenue South, Suite 200  
Minneapolis, MN 55401  
Attention: Edith Johnson and Cherie Shoquist  
(612) 673-5262, [edith.johnson@minneapolismn.gov](mailto:edith.johnson@minneapolismn.gov)  
(612) 673-5073, [cherie.shoquist@minneapolismn.gov](mailto:cherie.shoquist@minneapolismn.gov)

**DEADLINE:** **Monday, July 16, 2012**

**Please check the website regularly for announcements and updates pertaining to this RFP!**

<http://www.minneapolismn.gov/cped/rfp/index.htm>

## Request for Proposals Summary

The Department of Community Planning and Economic Development of the City of Minneapolis is soliciting development proposals for the city-owned properties at: 1704 - 33<sup>rd</sup> Avenue North, 2648 Emerson Avenue North and 628 Franklin Avenue East. Housing development proposals are encouraged. Proposals for rehabilitation or redevelopment will be considered with weight given to projects that demonstrate financial feasibility and project readiness.

For further information regarding submission requirements please contact Edith Johnson at (612) 673-5262, [edith.johnson@minneapolismn.gov](mailto:edith.johnson@minneapolismn.gov) or Cherie Shoquist at (612) 673-5078, [cherie.shoquist@minneapolismn.gov](mailto:cherie.shoquist@minneapolismn.gov).

**Proposals are due at 4:00 p.m. Monday, July 16, 2012.**

## Project Descriptions:

### **1704 - 33<sup>rd</sup> Avenue North**

The project site is located in the Folwell neighborhood in the Fourth Ward. The zoning is R1A/ Single Family District. The project is the former Fire Station #14, built in the 1940's with an addition in the 1960's. It is a two story commercial building on a block of single family homes. The approximate parcel size is 126' X 127.9' which equals approximately 16,112 square feet and the parcel's estimated market value is \$340,000.

**2648 Emerson Avenue North**

The project site is located in the Hawthorne neighborhood in the Third Ward. The zoning is R2B/Two Family District. The approximate parcel size is 63.9' X 127.4' which equals approximately 8,001 square feet and the parcel's estimated market value is \$17,500.

**628 Franklin Avenue East**

The project site is located in the Ventura Village neighborhood in the Sixth Ward. The zoning is C1/ Neighborhood Commercial and NP/ North Phillips Overlay District. The interior is fully gutted and ready for redevelopment. There are approximately 5 off street parking spaces in the rear of the building. The approximate parcel size is 58' X 153' which equals approximately 8,874 square feet and the parcel's estimated market value is \$75,000.

**Minimum Requirements:**

Proposals will be considered complete if they include the following:

- Complete offer to purchase (See link below)
- Minimum of conditional commitments for all project financing to develop the sites
- Conceptual drawing of the proposed development that adequately displays the development (drawings must include site plans, elevations of the building exterior and the interior floor plans)
- Parking strategy
- Experience in developing similar projects (include addresses and photos)
- Estimated sale price of completed development or proposed rent (where applicable)
- Marketing strategy
- Fair Housing Plan

Guidelines:

- Homeownership, higher density rental, commercial or mixed-use development
- Affordability or cost effectiveness
- Demonstrated capacity to carry out the project
- Feasibility and readiness
- Overall community plans (check with City Zoning staff to determine any potential issues)

Selection Criteria:

- Financial feasibility and project readiness (20 points)
- Compatibility with adjacent buildings (20 points)
- Quality of design (20 points)
- Energy efficiency and ability to meet Minnesota Green Communities Criteria requirements (20points)
- Marketing plan (10 points)
- Green space (10 points)

**Timeline:**

Subsequent to the submission of all proposals by the due date, all complete proposals will be forwarded to the neighborhood for their review and comment (45 days). Neighborhoods will have the opportunity to meet with proposers and review their development plans with the goal of making comments to the City of Minneapolis. Staff will author a report to the Minneapolis City Council recommending a proposer based on the neighborhood comments and staff's evaluation (30 days). Once the Council acts on the staff recommendation, staff will commence closing on the sale of the properties to the developer.

## Application Materials:

- Offer to Purchase –Single Family  
[http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert\\_264604.pdf](http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert_264604.pdf)
- Procedure to acquire lots  
[http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert\\_278917.pdf](http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert_278917.pdf)
- Offer to Purchase – Commercial and Multifamily  
[http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert\\_273100.doc](http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert_273100.doc)
- Minnesota Overlay to the Enterprise Green Communities Criteria  
[http://mnhousing.gov/housing/architects/MHFA\\_012470.aspx](http://mnhousing.gov/housing/architects/MHFA_012470.aspx)
- Enterprise Green Communities Criteria  
<http://www.enterprisecommunity.com/solutions-and-innovation/enterprise-green-communities/criteria>
- Administrative Site Plan Review for Single Family Development Application Standards  
[http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert\\_268302.pdf](http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert_268302.pdf)  
The Minneapolis zoning code requires that all single family homes obtain administrative site plan review approval before a building permit may be issued for construction.
- City of Minneapolis Neighborhoods; Neighborhood Organizations  
<http://www.ci.minneapolis.mn.us/residents/neighborhoods/index.htm>  
All proposers are required to contact the neighborhood organization where the project is located.
- Zoning  
<http://www.minneapolismn.gov/zoning/index.htm>

## Financing

If subsidies are required for rehabilitation or redevelopment of the project, visit the following websites for additional funding information:

- Minnesota Housing Single Family Request for Proposals  
<http://mnhousing.gov/resources/apply/rfp/index.htm>  
Applications due June 19, 2012
- Minnesota Housing Multifamily Rental Housing Common Application:  
<http://www.mnhousing.gov/housing/developers/common-app/index.aspx>  
Applications due June 12, 2012
- Hennepin County Coordinated Housing, Support Services and Transit Request for Proposals:  
<http://hennepin.us/portal/site/HennepinUS/menuitem.b1ab75471750e40fa01dfb47ccf06498/?vgnnextoid=24542d403c6e5210VgnVCM20000048114689RCRD>
- City of Minneapolis Department of Community Planning and Economic Development Requests for Proposals, Requests for Qualifications and program nominations:  
<http://www.minneapolismn.gov/cped/rfp/index.htm>